



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2102949

Applicant Name: Andy Tran for Hien Thi Le

Address of Proposal: 10443 62nd Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to divide one parcel into two parcels of land. Proposed parcel sizes are:
A) 11,504 square feet and B) 5,512 square feet. Existing attached garage to be removed, all other structures to remain.

The following approval is required:

Short Subdivision - to divide one parcel into two parcels of land.
(SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

This is a 17,106 square foot Single Family 5000 zoned lot on the west side of 62nd Avenue South. The site is about one half block southwest of Renton Avenue South. 62nd Avenue South

is improved with pavement, curbs, sidewalks and planting strip. There is currently a single family residence with an attached garage and a small shed on the site

Area Development

Zoning in the immediate area and along 62nd Avenue South is Single Family 5000, and development consists primarily of single family structures. The zoning changes to Single Family 7200 South of South Bangor Street and east of Renton Avenue South and also west of 59th Avenue South.

Proposal Description

The applicant proposes to subdivide the subject parcel into two lots with sizes as follows: parcel "A" – 11,504 square feet and parcel "B" – 5,512 square feet. The existing single family dwelling and shed on proposed parcel "A" will be retained; however, the attached garage will be demolished to provide an access easement for parcel "B". The required parking for parcel "A" will be relocated on site as shown on the survey.

Public Comments

One request to extend the comment period and two comment letters in opposition to this proposal were received during the comment period, which ended on June 6, 2001.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short plat shall be approved unless all of the following facts and conditions are found to exist. The following findings are based on information provided by the applicant, referral comments from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner:

1. Conformance to the applicable Land Use Land Use Code provisions;

The lots created by this proposed division of land will conform to all development standards of the SF 5000 zone. Although no building permits have been requested on proposed parcel "B", the configuration of the new lot will permit construction of a new single family residence in accordance with applicable development standards of the SF 5000 zone.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

Vehicular access to the new building site will be via an access easement across parcel A from 62nd Avenue South, which is improved with curbs, sidewalks and planting strip. The Seattle Fire Department has reviewed this proposed short plat and has no objections; however, the Fire Department has requested that parcels located on private access easements place an address identification sign near the intersection of the access easement with the public road for ease of

identification of the property in the event of an emergency. In order to assure that the maintenance responsibility of the private access is clear, the applicant/responsible party will be required to attach an easement maintenance agreement to the final short plat. These requirements will be included as conditions of the final short plat map to assure continued access for vehicles, utilities and fire protection.

All private utilities are available in this area. Seattle City Light reviewed the proposal and has requested a utility easement, over the south 10' of the east 126.99 feet of the west 212' of the south one half of the southeast quarter of the northwest quarter in Section 2, Township 23 North, Range 4 East W.M. King County Washington; Except the south 230' and Except that portion conveyed to the City of Seattle for purposes under Recording Number 2329078. (Being the south 10 feet of Parcel A, City of Seattle Short Subdivision No. 2102949) This requirement will be included as a condition of the short plat. As conditioned, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The stormwater drainage system to be incorporated into the new building sites will be reviewed for compliance with the applicable provision of the Stormwater, Grading and Drainage control code by the DCLU Access and Drainage Review Section upon application for building permits. Seattle Public Utilities has reviewed the proposal and issued approved Water Availability Certificate number 01-0490 on May 8, 2001. All Water Department conditions of approval must be met.

4. Whether the public use and interests are served by permitting the proposed division of land;

This proposal meets this criterion due to the fact that additional ground related housing will be provided within the City limits as a result of the subdivision.

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;

There are no mapped or observed environmental critical areas on the site.

6. Is designed to maximize the retention of existing trees;

The configuration of the proposed short subdivision and access to the new lot will not require the removal of any existing trees.

7. Conformance to the provisions of Section 23.24.045, Unit Subdivisions.

This criterion does not apply to the proposal.

Summary - Short Subdivision

The lots to be created by this short subdivision will meet all minimum standards of the SF 5000 zone set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control will be assured during review of the building permit. Adequate provisions for water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
2. Add to the face of the plat the language to grant the required Seattle City Light easement.
3. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
4. A joint use and maintenance agreement for the ingress/egress and utility easement must be provided with the final recording documents.
5. Provide an easement or covenant for the posting of the address of Parcel B to be visible from 62nd Avenue South.
6. Revise legal descriptions to add to each parcel access and utility easements where applicable.
7. Submit the recording fee and final recording forms for approval.

8. Submit a completed and notarized copy of a no protest agreement (Covenant Consenting to the Formation of a Local Improvement District).

Prior to Sale or Transfer of Ownership

9. The existing shed and attached garage shall be removed and a parking space shall be established by permit as shown on the face of the plat.

At Building Permit Application

10. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction plans.

Signature: (signature on file) Date: April 28, 2003
Lori Swallow, Land Use Planner
Department of Design Construction and Land Use
Land Use Division